

MAGGS & ALLEN

BELGRAVE LODGE PEMBROKE GROVE

CLIFTON, BRISTOL, BS8 3DA

£850,000

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Belgrave Lodge Pembroke Grove, Clifton, Bristol, BS8 3DA

£850,000

Boasting an excellent location within walking distance of Clifton Village, The Downs and Whiteladies road, this three/four-bedroom bungalow offers impressive open-plan living space, a private courtyard garden and off-street parking for two vehicles. Offered with no onward chain.

Vendor's Comments

[TBC]

Internally

The property offers a surprisingly spacious footprint and an arrangement that is flexible in its use, with the option of further reception rooms or studies as required.

The standout feature of the property is the living space; a spacious and light-filled open-plan area with two direct points of access to the garden from bi-folding doors and double French doors. The room is fitted with hard flooring throughout, spot lights, and decorated in neutral tones to capitalise on the natural light that floods the space.

The room is large enough to accommodate a six-seater dining table, two sofas and an armchair. The layout ensures a great space for entertaining, with a seamless flow through to the garden.

Just off the living space, the kitchen is fitted with a range of matching base and wall-mounted units with integrated hob and stainless steel sink with drainer, with tiled flooring and space for a freestanding dishwasher, washing machine and fridge-freezer.

The master bedroom can comfortably accommodate a king size bed, and it features an in-built wardrobe, en suite bathroom and direct access to the garden via two double French doors. The bathroom is fitted with a four-piece suite comprised of a bath, WC, basin and walk-in shower enclosure. Adjacent, the fourth bedroom is a single room with an in-built wardrobe.

Bedrooms three and four are serviced by a bathroom and shower room; bedroom three being a double and bedroom four a comfortable single. Completing the internal aspect of the property is a handy storage cupboard located off the hallway.

Externally

The courtyard garden is a low-maintenance spacey that benefits from a southerly aspect, and can be accessed through bi-folding doors from the reception room - creating a seamless flow ideal for entertaining - or French doors from the master bedroom.

Two parking spaces can be found to the front of the property, adjacent to which is a storage area for refuse and recycling.







Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

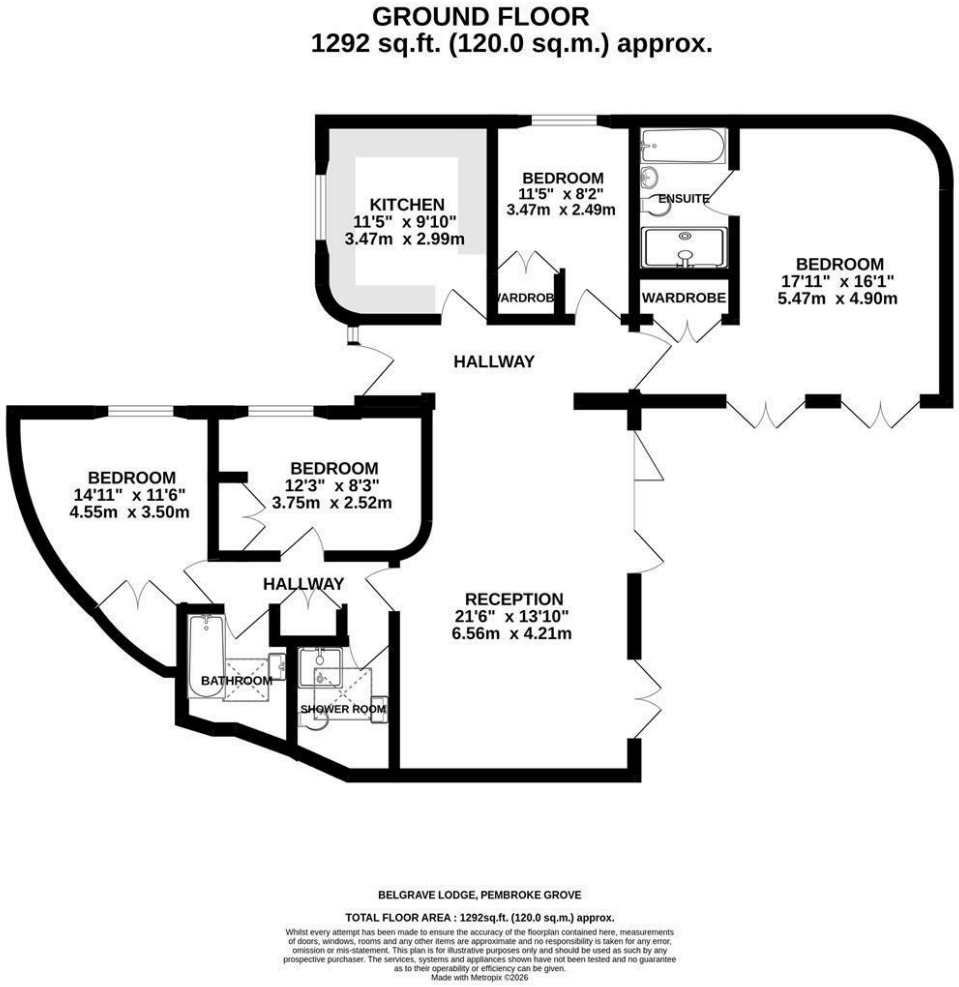
Schools

Christ Church Church of England Primary School - Distance: 0.1 miles
Clifton High School - Distance: 0.19 miles
Queen Elizabeth's Hospital - Distance: 0.35 miles
Clifton College - Distance: 0.37 miles













- A superbly-well located bungalow
- A rare offering
- Off-street parking for two cars
- Private. southerly-facing low-maintenance courtyard garden
- Impressive open-plan living space with bi-folding doors leading to the courtyard garden
- Flexible accommodation
- Plentiful natural light
- Three bathrooms
- Offered with no onward chain

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

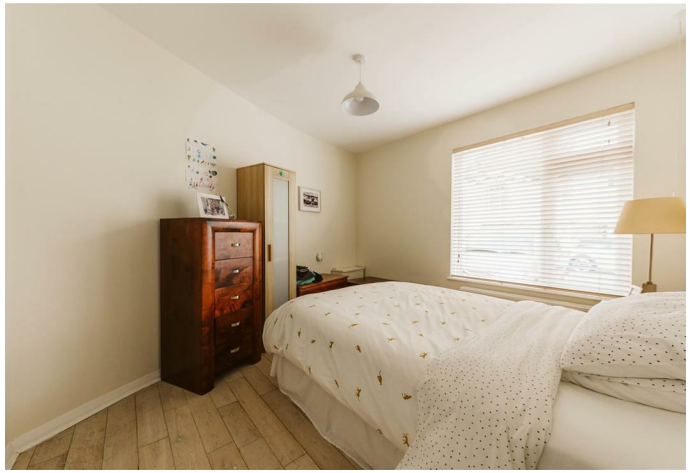
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